

PB# 87-14

**Frank Pietrzak
(Never Materialized)**

4-1-33.1

FRANK PIETRZAK
Atty: Alan Axelrod

87-14

4-1-331

Never Materialized

please appear and since I feel that this is an important matter I asked Mr. Bloomenfeld to drive up and be here so if there are any questions I am speaking as his attorney if he disagrees I am certain that he would say so. It is a condominium project I don't know why Mr. Fullam said the other.

Mr. Rones: We are concerned with who was going to be responsible for maintenance and such on site.

Mr. Van Leeuwen: He said homeowners association because we were talking about the fact that the homeowners would be responsible when you form the homeowners association the people own the land and the property.

Mr. Rones: It was the homeowners association and landlord and a number of different things so we had to get it straight so we know down the road where the buck stop and so at this point I think it would be appropriate to vote again on the site plan approval under these circumstances now knowing what it is going to be and with the proviso that there be no C.O.'s issued until the condominium documents have been approved by the Town attorney.

Mr. Scheible: The vote that we had at that meeting April 8 since the vote was case for a rental unit is that a null and void vote as it stands now?

Mr. Rones: Whether it is null or void I don't think we'd be doing anything by a redundancy and to make the record clear it would be appropriate to vote again and as I said with the proviso that C.O. not be issued until condominium documents have been reviewed and approved by the attorney for the Town.

Mr. Loeb: I have to give them to him before the attorney general has approved them what I did do is submit them before so we have a copy and submit after so that the Town would have a copy.

Mr. Mc Carville: Wasn't there a vote subject to an adjustment in the width of the road and it had to be reflected on the map?

Mr. Van Leeuwen: "That the Town of New Windsor Planning Board give final approval to Windshire Condominium Project Site Plan. Seconded by Mr. Jones and approved by the Board.

Roll Call:	MR. JONES	AYE
	MR. REYNS	AYE
	MR. VAN LEEUWEN	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. SCHEIBLE	AYE
	MR. SCHIEFER	AYE

FRANK PIETRZAK SITE PLAN (87-14)

5/13

Mr. Alan Axelrod came before the Board representing this proposal.

Mr. Axelrod: I am an attorney with Greenblatt and Axelrod and I am here on behalf of Elaine Pietrzak owner of property at 7 Steel Road. The property in question is a parcel right behind the Rider law office off Route 207 on Steel Road. Mrs. Pietrzak was before this Board four years ago on two matters number

one, there was a lot line change giving additional space and also there was a question of site plan for the building that was erected there which there was car restoration business. Unfortunately they'd like to go out of business what they are hoping to do is convert that building into apartments. There is 2,000 square feet downstairs and 1,500 feet upstairs. What they'd like to do is their proposal is to have four apartments downstairs and 2 upstairs. They went before the Zoning Board of Appeals for a use variance for multifamily units and were told to come before this Board for site plan approval.

Mr. Mc Carville: What is the minimum in the Town for apartments?

Mr. Babcock: Under townhouses I am pretty sure that is the only regulation we have it is 1,000 square feet minimum.

Mr. Axelrod: This is proposed first level plan.

Mr. Roncs: The Zonning Board wasn't too enthused by it.

Mr. Van Leeuwen: What about parking there if you are going to have six apartments you have to have room for 12 cars plus visitors.

Mr. Scheible: I think it hardly is worthwhile to go on discussing it since it doesn't fall within the code of the Town as far as the size of the apartments. You are way undersized there you really can't you are going to have to go back to the drawing board and enlarge the apartments a little bit.

Mr. Van Leeuwen: Legally if the Zoning Board sent you here to get some advice legally we can't even decide on this.

Mr. Axelrod: If he wants to do two on the first and two on the second then you can handle that?

Mr. Van Leeuwen: Yes.

Mr. Babcock: It is not a permitted use in that zone so it is hard criteria to determine what you should use if you use townhouses it is 1,00 square feet. The Zoning Board's recommendation was to come to the Planning Board and get your conceptual approval that you would even want the apartment building there and work something out with you and come back to the Zoning Board and that determines all the variances he needed.

Mr. Reynolds: We should put it on a tour and take a look at the area.

Mr. Axelrod: Once the inspection is done assuming that the Board feels that four apartments is feasible we come back here for the site plan approval first before we go back to the ZBA?

Mr. Scheible: ~~You have to go to the Zoning Board under our recommendation then you come back here.~~

Mr. Roncs: The Zoning Board would appreciate it if they have a reading from the Planning Board as to what we are comfortable with.

Mr. Axelrod: Thank you.